

CERTIFICATE OF APPROPRIATENESS

Application Date: October 23, 2017

Applicant: Ruben Medrano, owner

Property: 702 Sul Ross St, Tracts 3, 4, and 5, Block 11, Lockhart Connor and Barziza Subdivision. The property includes a historic 2,170 square foot, two-story brick and wood frame single-family residence and a detached garage situated on an 8,925 square foot (75' x 119') corner lot.

Significance: Contributing Colonial Revival residence with Craftsman influence, constructed circa 1921, located in the First Montrose Commons Historic District.

Proposal: Alteration – Addition *Revision*

The applicant received a COA in August 2016 to construct a 2,000 square foot two-story addition to the rear of a two-story contributing structure. The applicant received another COA in June 2017 to construct a 1,960 square foot two-story garage apartment. The applicant proposes to connect the two structures with a 4' deep stair/landing at the second level of the two structures, along with the following revisions:

- Construct a deck on the first level of the east (side) elevation facing Greeley. The deck will have a 36" finished floor height to match existing.
- Alter the fenestration pattern on all elevations of the addition, and install a door on the second level of the garage apartment at the stair/landing. See drawings on p. 6-10.

All other project details remain the same.

See enclosed detailed project description on p. 4-18 and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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(1) The proposed activity must retain and preserve the historical character of the property;

(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;

(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;

(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;

(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;

(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;

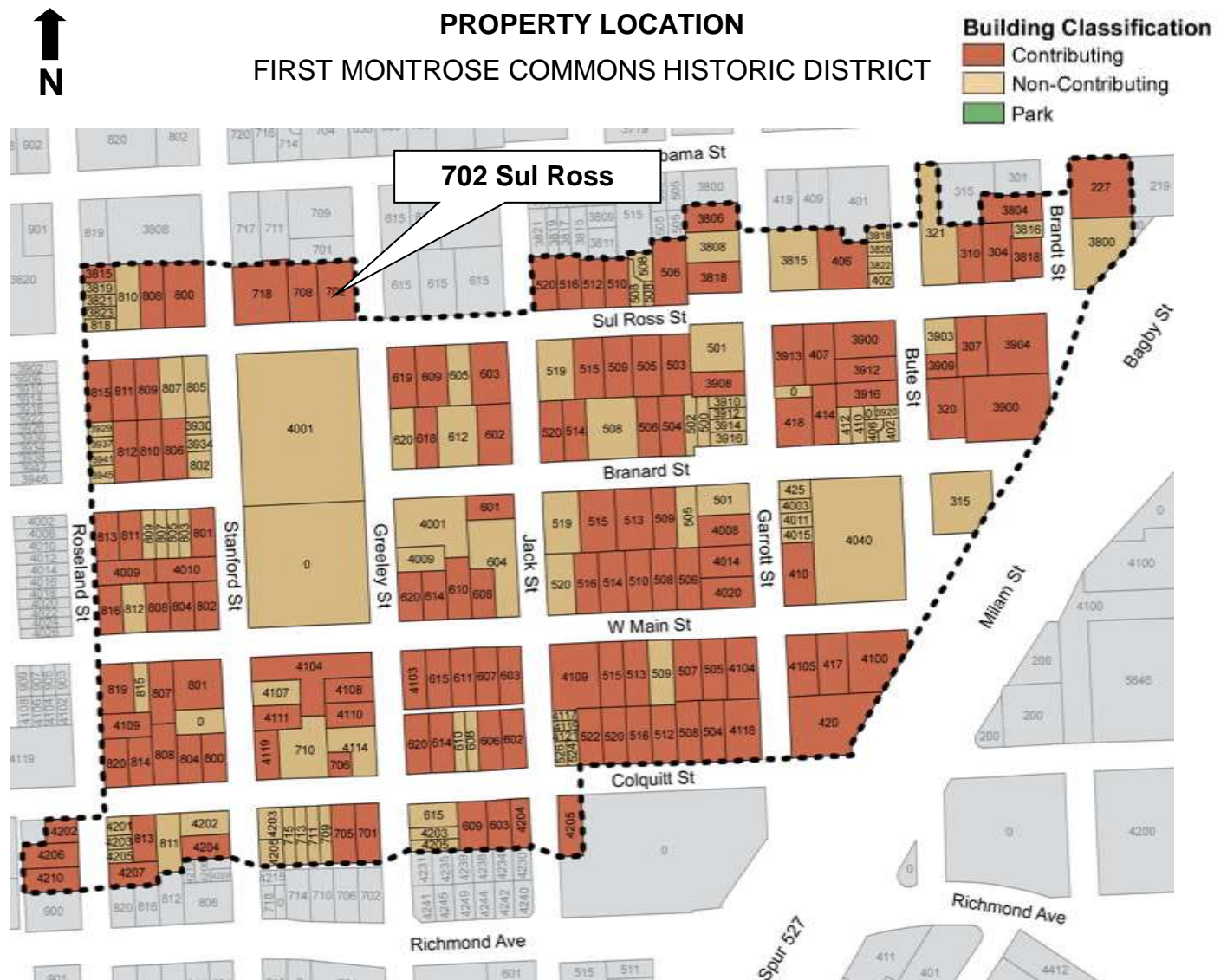
(7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;

(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;

(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;

(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and

(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



INVENTORY PHOTO



CONTEXT AREA



708 Sul Ross – Contributing – 1930 (neighbor)



718 Sul Ross – contributing – 1910 (neighboring)



609 Sul Ross – Contributing – 1920 (diagonally across street)



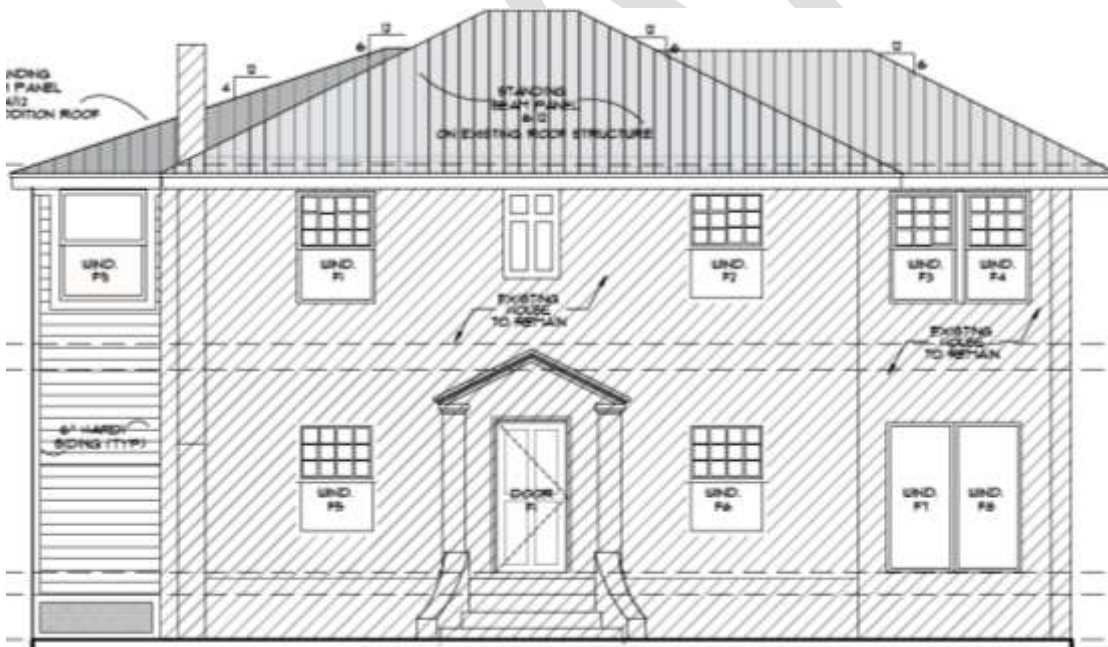
619 Sul Ross – Contributing – 1915 (diagonally across street)

SOUTH ELEVATION – FRONT FACING SUL ROSS

APPROVED 8/25/2016

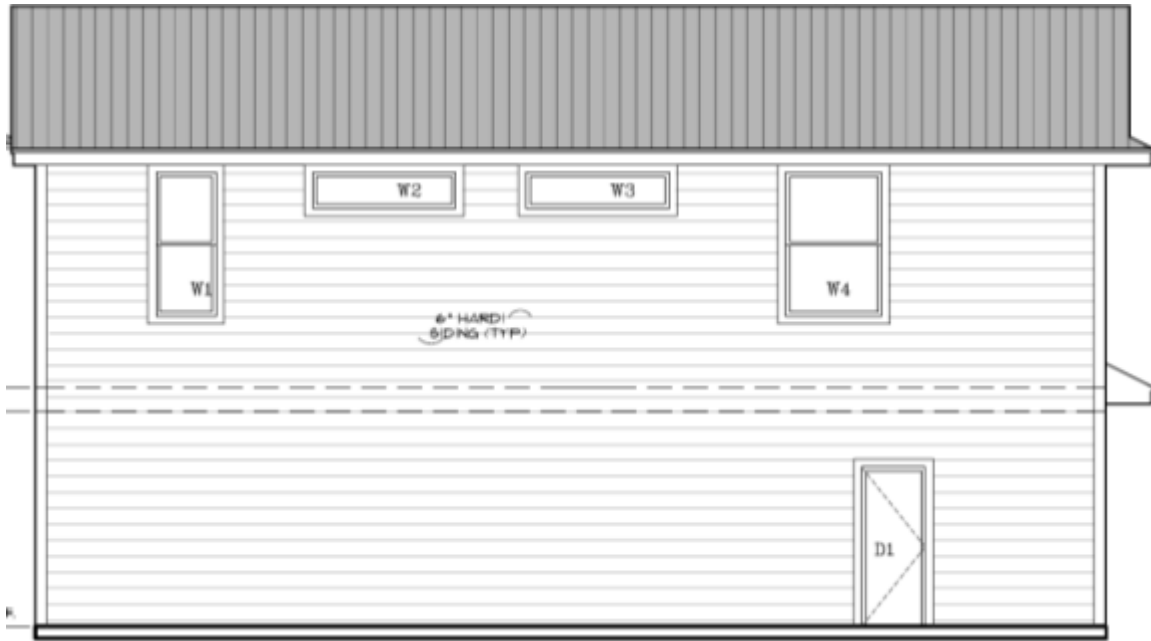


PROPOSED

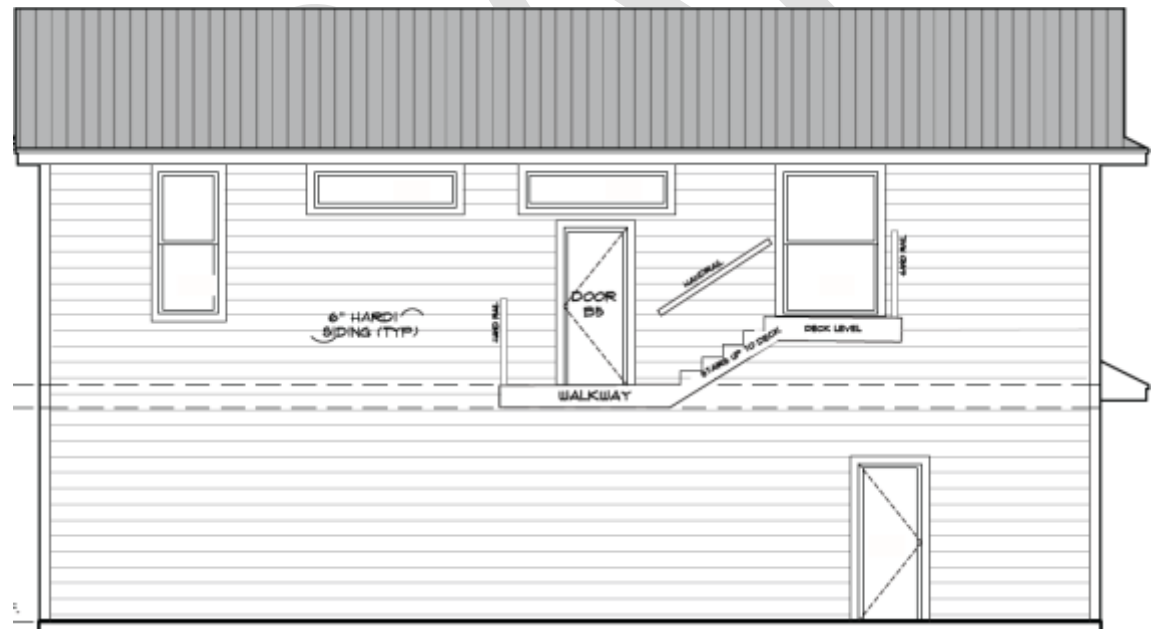


SOUTH SIDE ELEVATION

APPROVED 6/15/2017 (GARAGE)



PROPOSED



EAST SIDE ELEVATION FACING GREELY

APPROVED 8/25/2016 (ADDITION) & 6/15/2017 (GARAGE)



PROPOSED

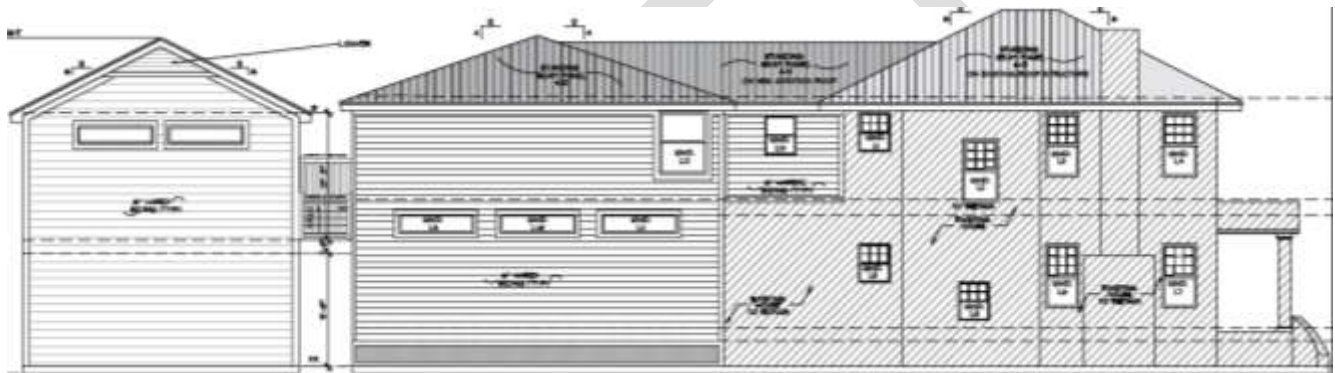


WEST SIDE ELEVATION

APPROVED 8/25/2016 (ADDITION) & 6/15/2017 (GARAGE)



PROPOSED

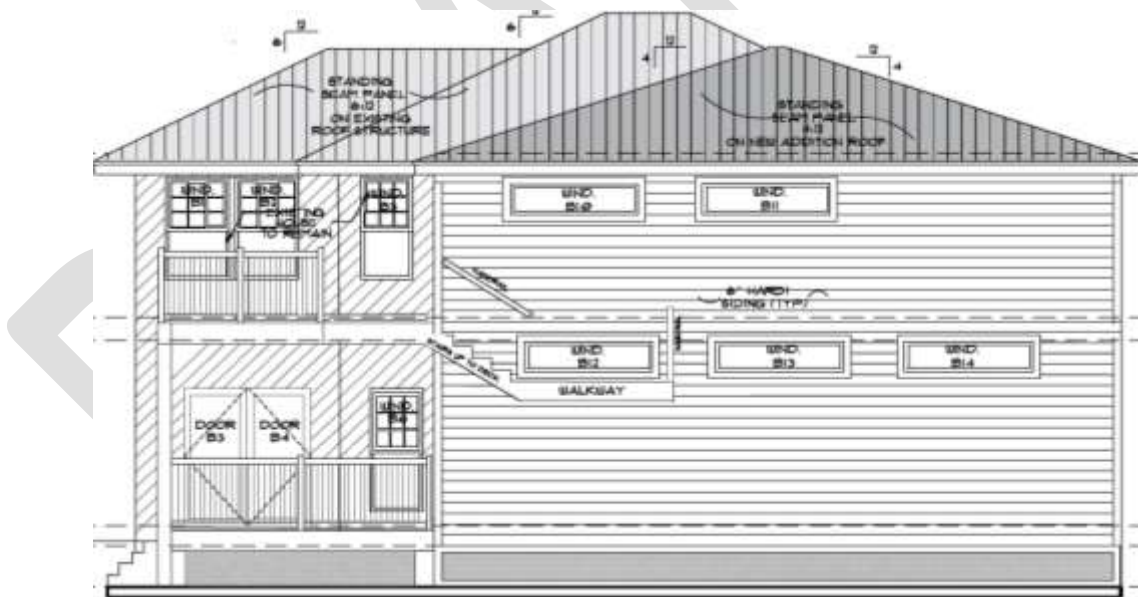


NORTH (REAR) ELEVATION

APPROVED 8/25/2016 (ADDITION)

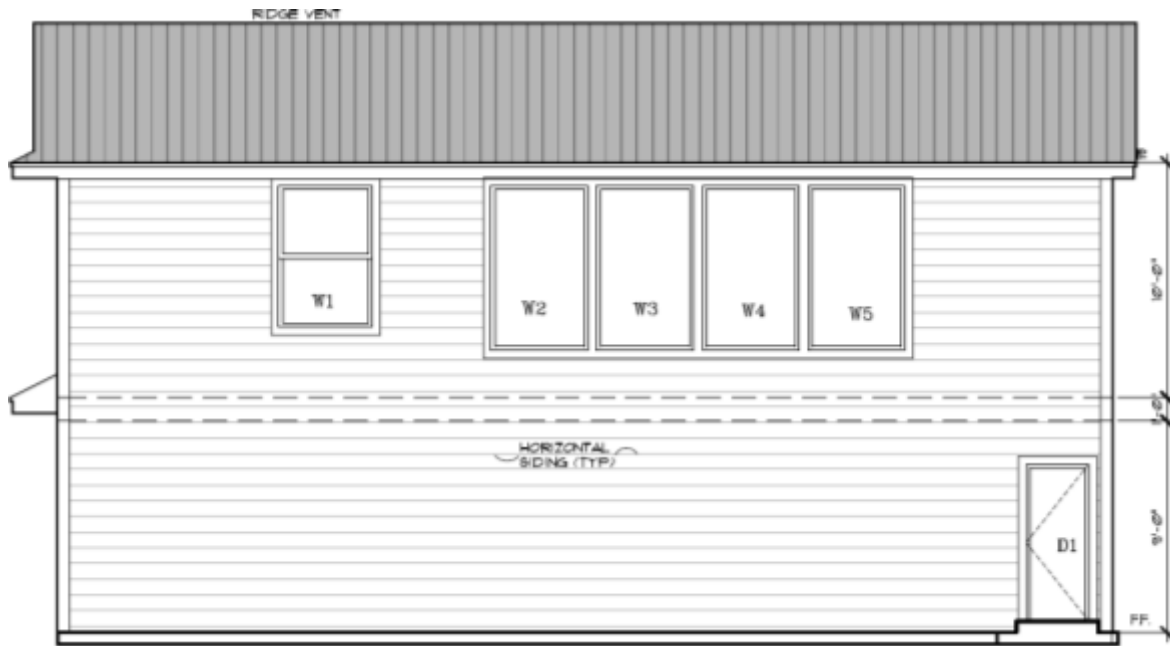


PROPOSED



NORTH SIDE ELEVATION

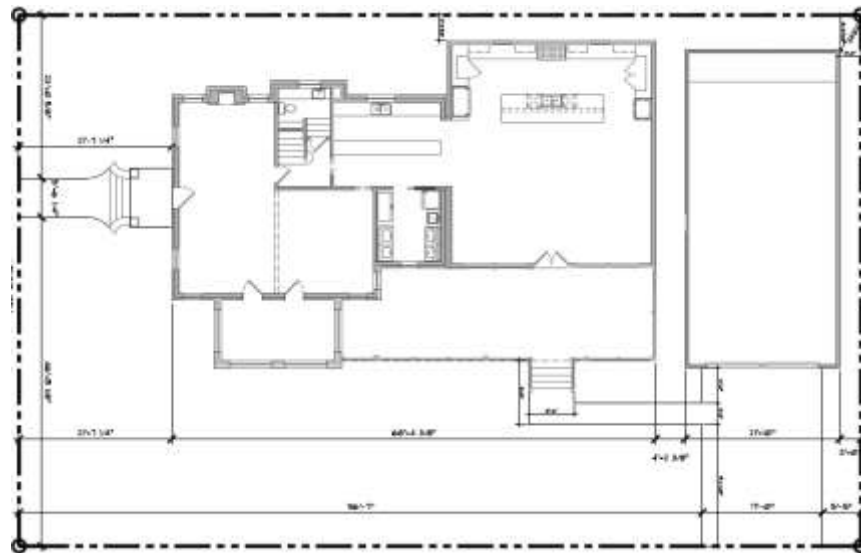
APPROVED 6/15/2017 / PROPOSED (GARAGE) – NO CHANGE



SITE PLAN



APPROVED 8/25/2016 (ADDITION) & 6/15/2017 (GARAGE)



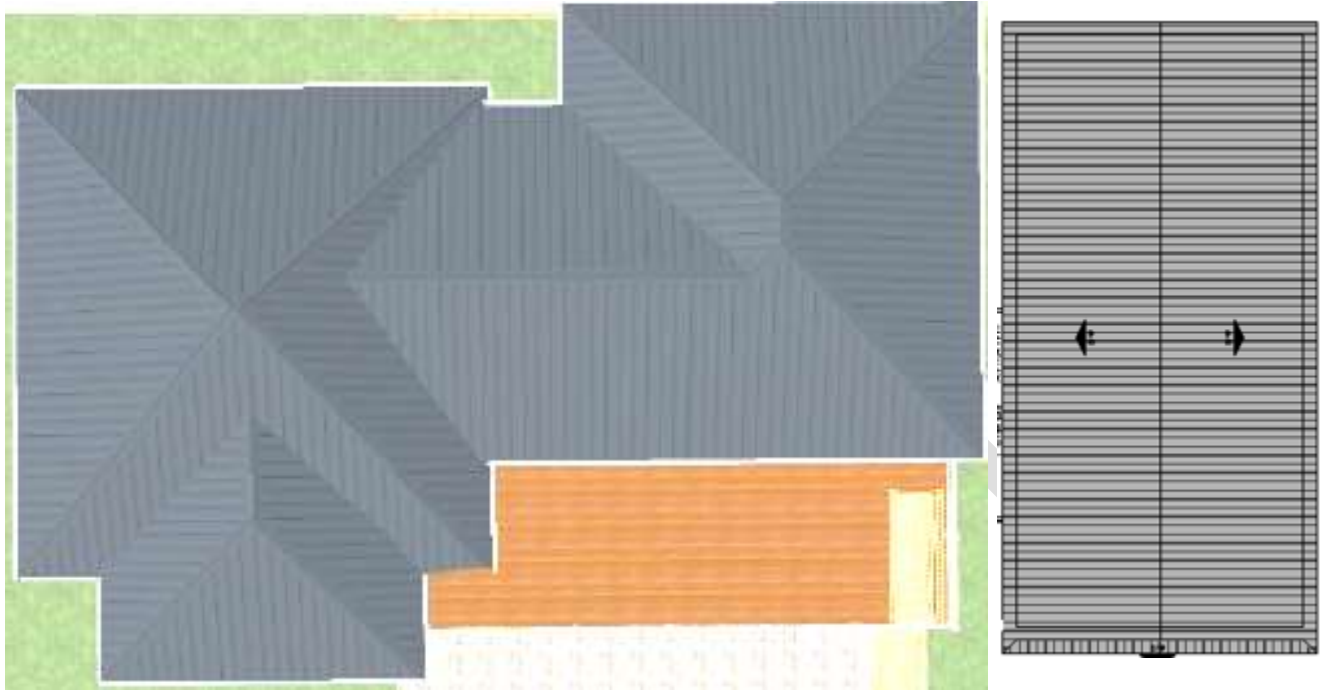
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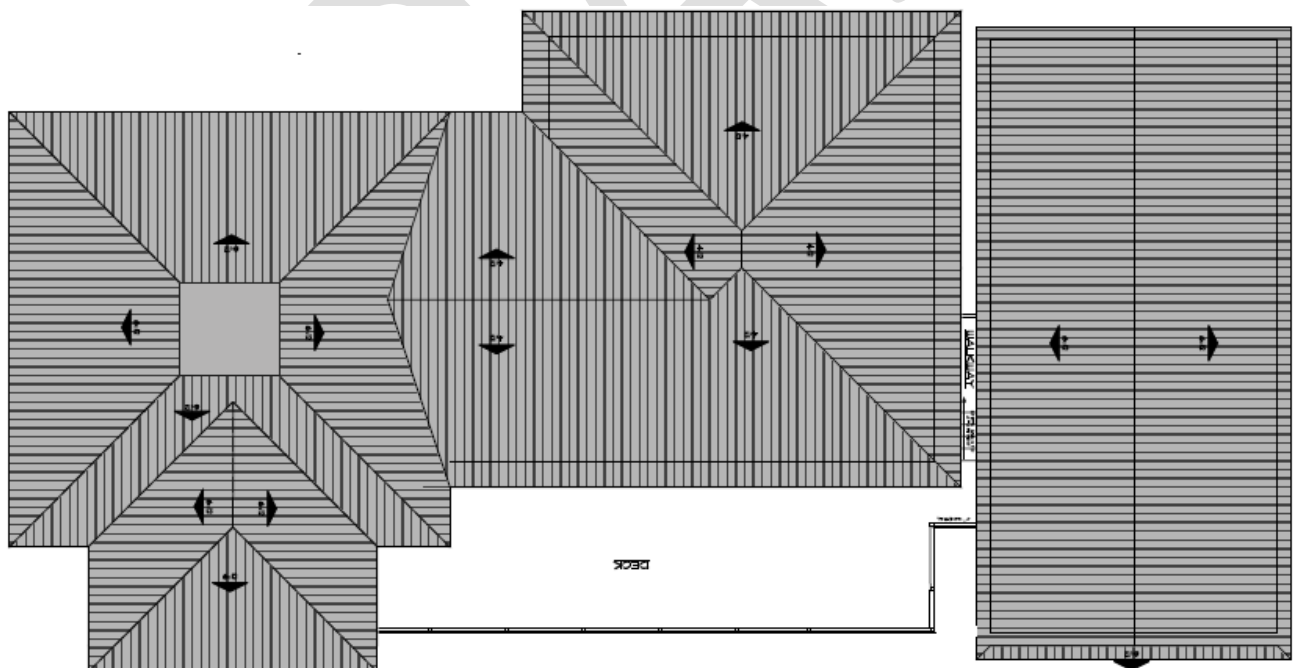
ROOF PLAN



APPROVED 8/25/2016 (ADDITION) & 6/15/2017 (GARAGE)

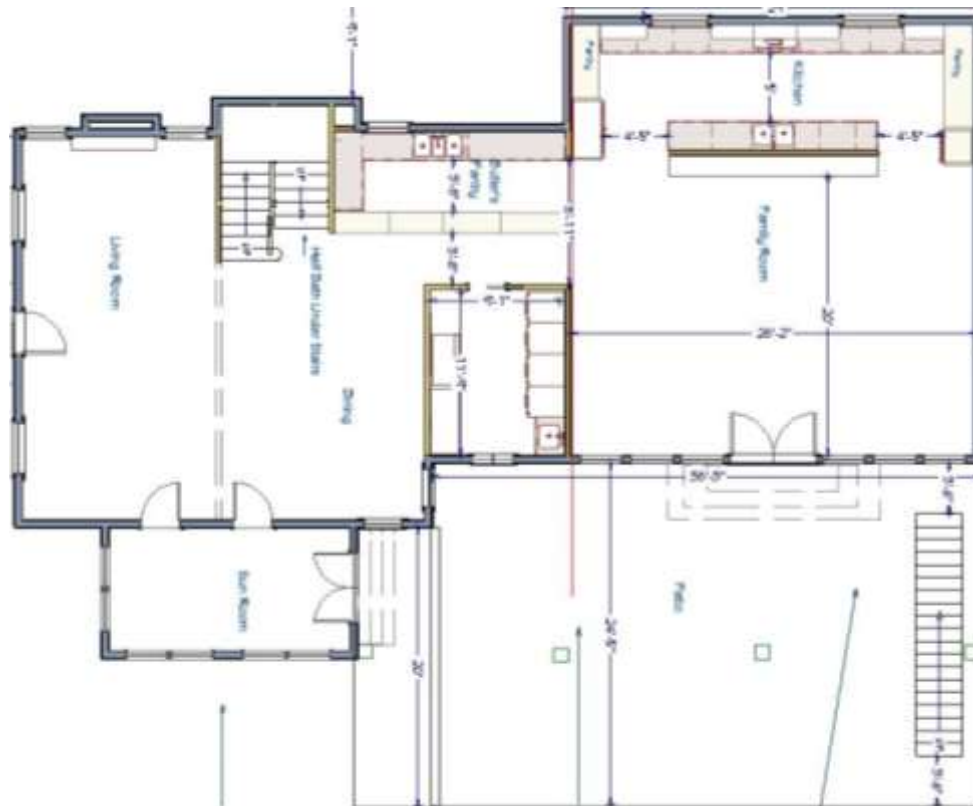


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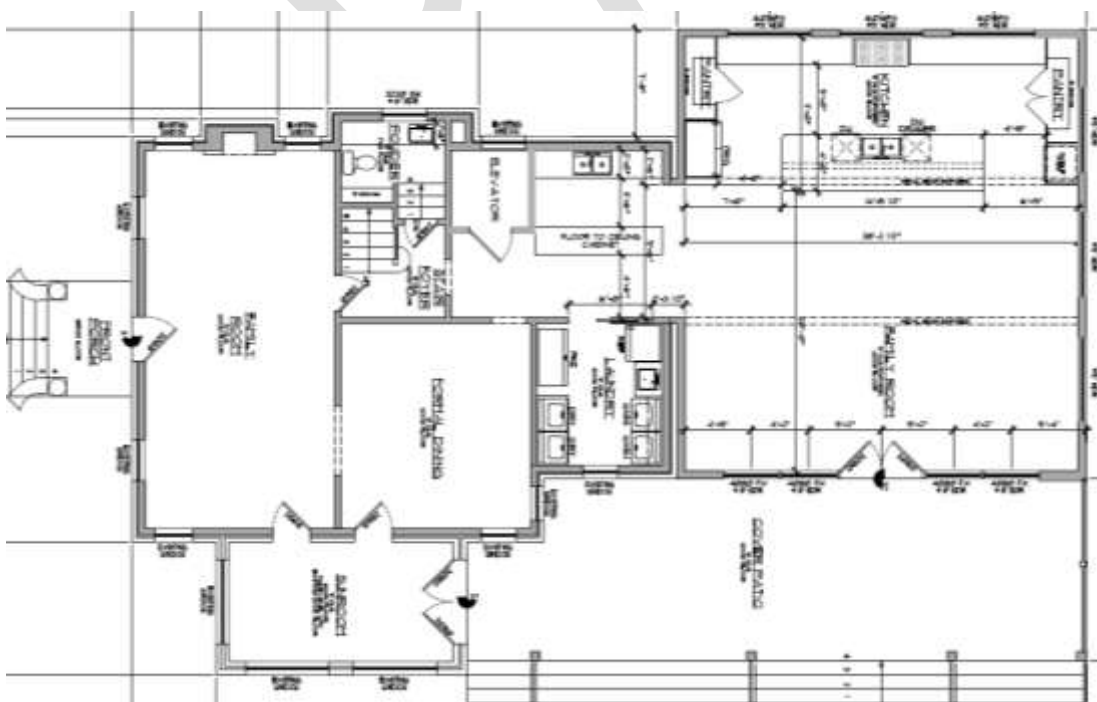


FIRST FLOOR PLAN

APPROVED 8/25/2016 (ADDITION)



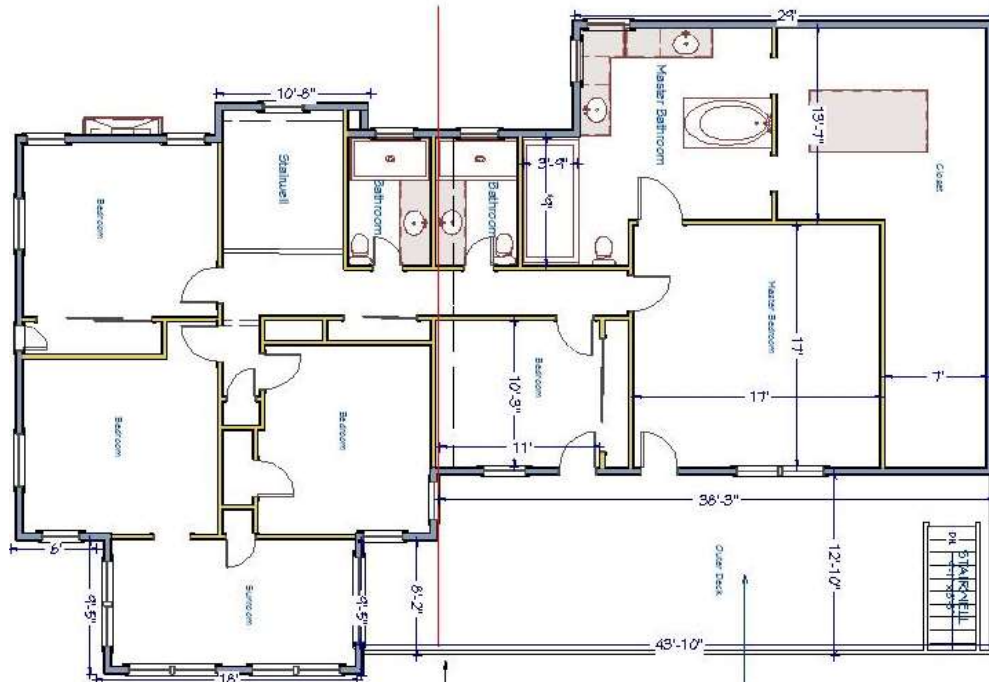
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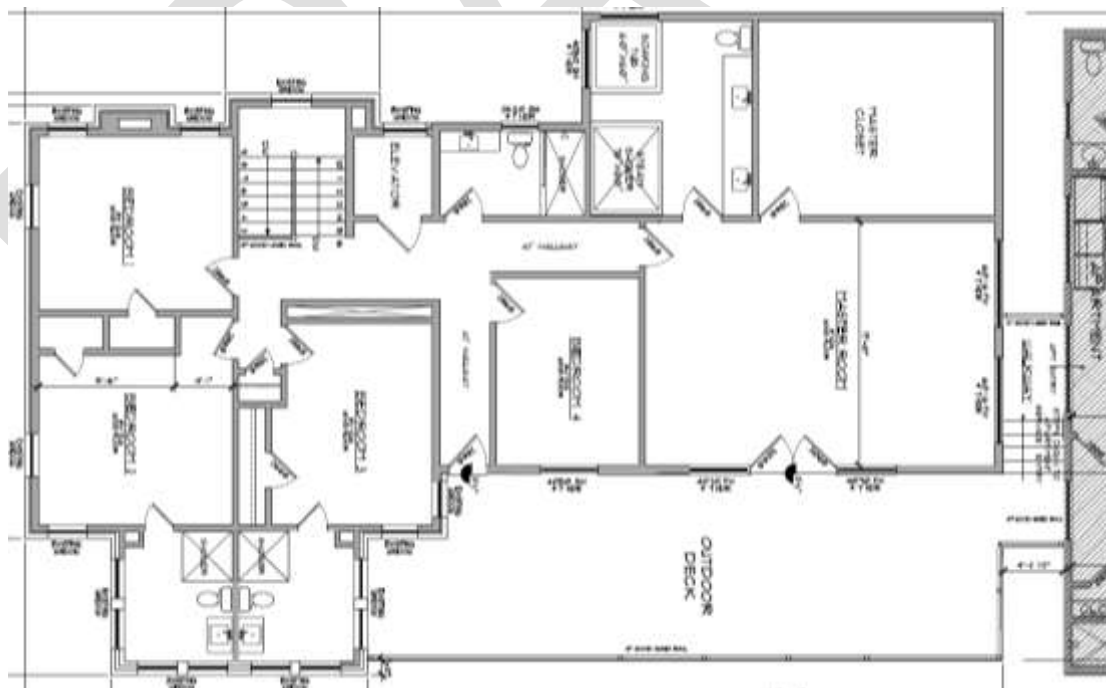


SECOND FLOOR PLAN

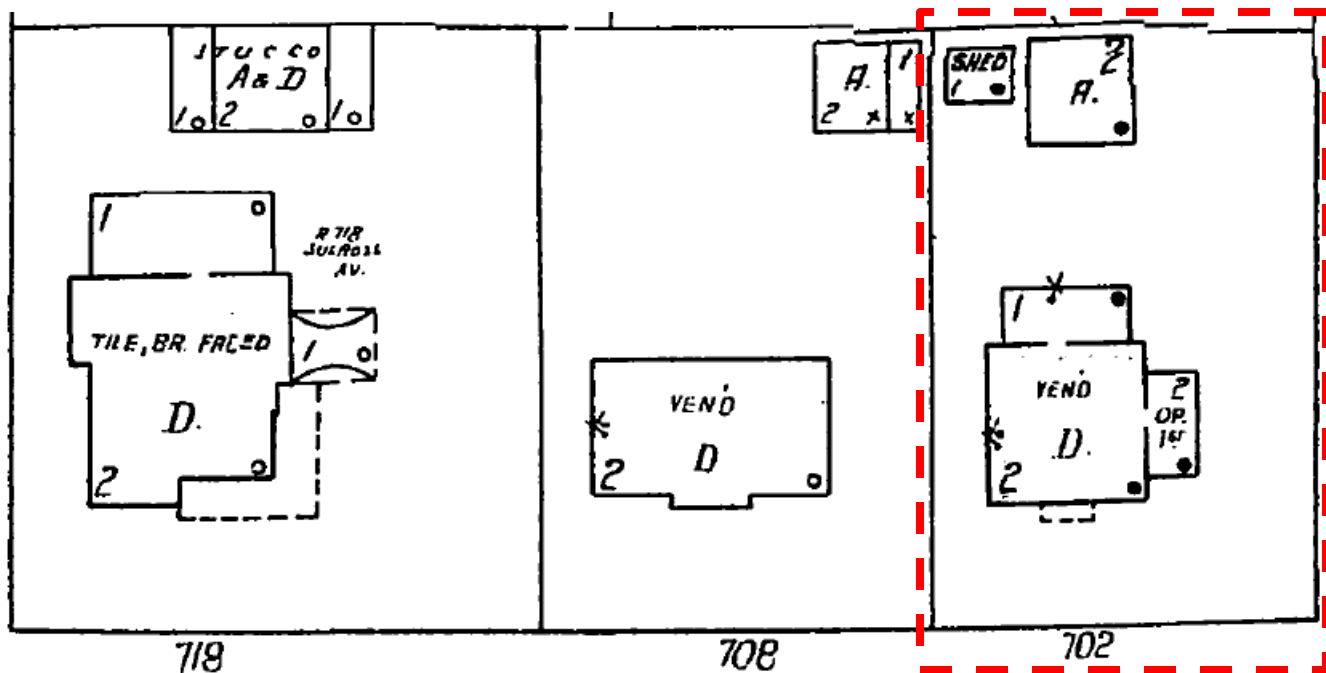
APPROVED 8/25/2016 (ADDITION)



PROPOSED



SANBORN MAP



SULROSS AV. (ROSS)

PROJECT DETAILS

Shape/Mass: Existing: The existing two-story residence measures approximately 40' wide by 39' deep with an eave height of 19' and a ridge height of 25'-6".

Approved 8/25/2016: The proposed two-story addition will be constructed at the rear wall of the primary portion of the residence and upon an approximately 250 square foot one-story secondary portion of the residence. The addition will measure approximately 32' wide by 39' deep (maximum depth) with an eave height of 19' and a maximum ridge height of 25'. The addition will have a 24' ridge height where it connects to the existing residence. The addition will be flush on the east elevation with the one-story secondary portion of the residence and extend out 7'-6" at the northwest corner of the one-story secondary portion of the residence. The addition will also feature a deck on the second level of the east (side) elevation that will measure approximately 13' wide by 44' deep and will be inset 1' from the northeast corner of the sunroom.

Approved 6/15/2017: The proposed 1,960 square foot two-story garage will measure 21'-10" wide by 44'-11" deep with a 19' eave height and a 26'-5" ridge height.

Proposed: The addition will feature a deck on the first level of the east (side) elevation that will measure approximately 13' wide by 44' deep and will be inset 1' from the northeast corner of the sunroom. The addition will connect to the two-story garage with a stair/landing on the second level that will measure 4'-2" deep situated 10' above grade.

Setbacks: Existing: The existing residence has a 21' front setback, 25' side (east) setback, and 9' side (west) setback.

Approved 8/25/2016: The proposed addition will have a 27' side (east) setback, 3' side (west) setback, and 29' rear setback. The east setback is measured to the second level deck.

Approved 6/15/2017: The garage will be setback 25'-2" from the east property line facing Greeley Street. The garage will have additional setbacks of 3' (north) and 4'-10" (west). The garage will be setback 4'-2" from the residence (with approved addition).

Proposed: No change.

Foundation: Existing: The existing residence has a pier and beam foundation with a 36" finished floor height.

Approved 8/25/2016: The proposed addition will also have a pier and beam foundation with a 36" finished floor height.

Approved 6/15/2017: The garage will have a slab-on-grade foundation.

Proposed: The proposed deck on the first level of the east (side) elevation will have a 36" finished floor height to match existing.

Windows/Doors: Existing: The existing residence features 9/1 single-hung wood windows and a paneled front door which will remain. The non-original sliding doors installed at the non-original porch enclosure will be removed and replaced with fixed single-pane wood windows to fit within the existing openings. An auxiliary door on the west elevation will be removed and replaced with a 9/1 single-hung wood window.

Approved 8/25/2016: The addition will feature 9/1 single-hung wood windows as well as fixed single-pane wood windows and French doors. For further detail, see Window/Door Schedule.

Approved 6/15/2017: The garage will feature 1/1 and fixed aluminum windows, as well as two overhead garage doors.

Proposed: The applicant proposes to alter the fenestration pattern on all elevations of the addition. The addition will have fixed and 1/1 windows, as well as single-lite French doors on the first and second level of the east (side) elevation. The applicant proposes to create one additional door opening on the second level of the south (side) elevation of the garage at the stair landing. See drawings on p. 6-10 and window/door schedule for more detail.

Proposed window/doors will be either metal or wood. Staff finds both to be appropriate.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: Existing: The existing residence is clad in brick.

Approved 8/25/2016: The proposed addition will be clad in smooth-finish cementitious siding with a 6" reveal.

Approved 6/15/2017: The garage will feature 6" smooth-finish cementitious siding.

Proposed: No change.

Roof: Existing: The existing residence has a hipped roof with a 6/12 pitch and is covered with composition shingles. The one-story secondary portion of the residence also has a hipped roof with a 4/12 pitch and is covered with composition shingles. The applicant proposes to re-roof the existing residence with standing seam metal.

Approved 8/25/2016: The addition will also have a standing seam metal roof with a 5/12 pitch. The existing residence has a 3' eave overhang with brackets and enclosed soffits. The addition will have a 1' eave overhang with enclosed soffits.

Approved 6/15/2017: The garage will have a gable roof with a 6/12 pitch. The roof will be covered with standing seam metal and feature a 19' eave height and a 26'-5" ridge height.

Proposed: No change.